

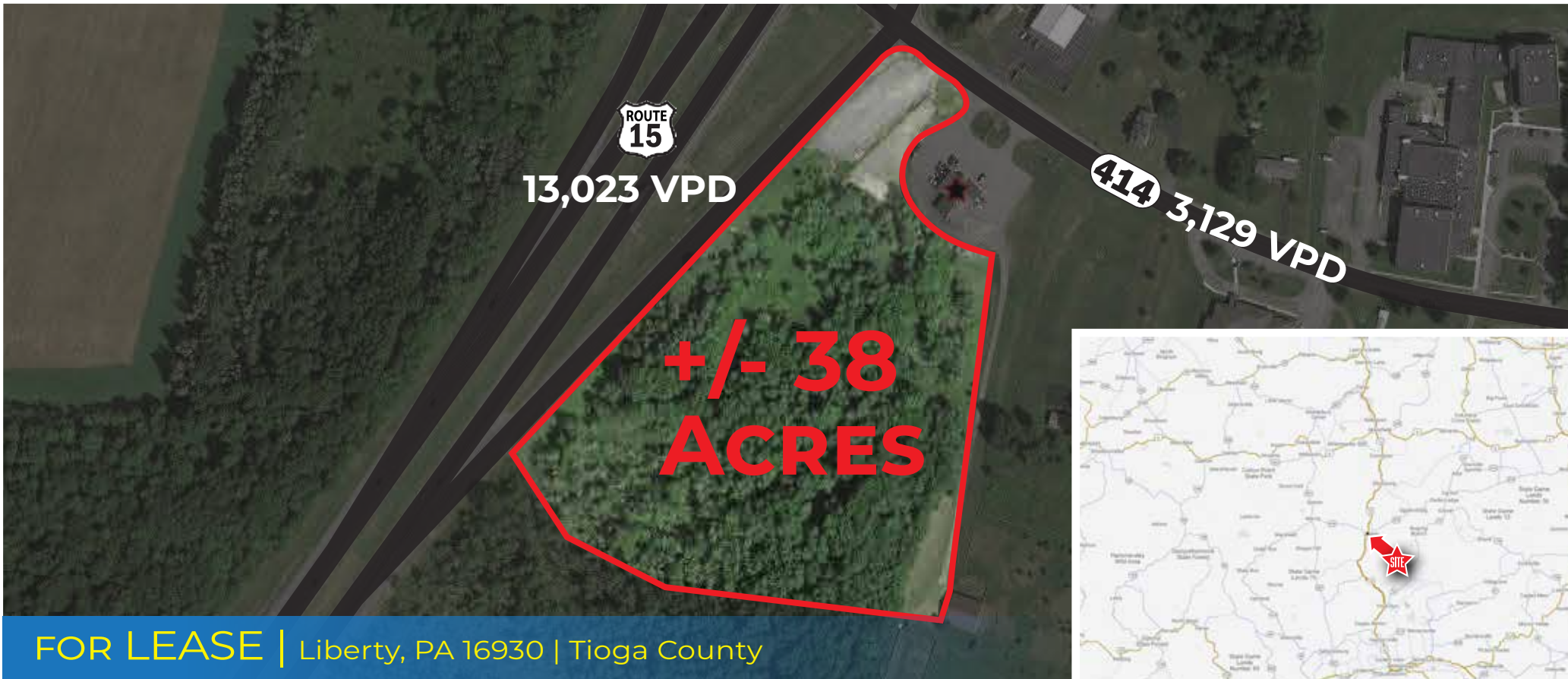
+/- 38 ACRE AVAILABLE | FOR LEASE OR BUILD-TO-SUIT

Routes 15 and 414 | Liberty, PA 16930 | Tioga County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE



FOR LEASE | Liberty, PA 16930 | Tioga County

EASY ACCESS
Rt 15 and 414

38 ACRE
Parcel Size

IMMEDIATE
Availability

RENT
Upon Request

PROPERTY INFORMATION

- Ground Lease or Build-toSuit Opportunity
- Located just off Route 15 on State Route 414
- No Restrictions on Potential Uses
- Zoned Industrial/Commercial.
- No Restrictions on Potential Uses

Demographics	3 Miles	5 Miles	7 Miles
Population	1,054	1,575	1,966
Average HH Income	\$88,092	\$89,048	\$87,396
Total Businesses	38	45	45
Number of Employees	270	321	353
Traffic Counts	Route 414: 3,129 VPD Route 15: 13,023 VOD		

*Data Source: Sites USA REGIS™ 2023

EXCLUSIVE AGENT: JAMES M. SMITH
610-941-4034 x144
484-239-8777 CELL
JSMITH@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 031524

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SITE AERIAL



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DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Population (Est. 2023)	1,054	1,575	1,966
Projected Population (2028)	1,031	1,538	1,920
Projected Annual Growth (2023 to 2028)	-0.4%	-0.5%	-0.5%

Daytime Population

Total Businesses (2023)	38	45	53
Number of Employees (2023)	270	321	353

Income

Average HH Income (Est. 2023)	\$88,092	\$89,048	\$87,396
Median HH Income (2023)	\$69,372	\$69,584	\$69,477

Households & Growth

Households	420	626	801
Projected HH (2028)	414	617	790
HH Growth with Children (2023 to 2028)	14%	13.5%	14.7%

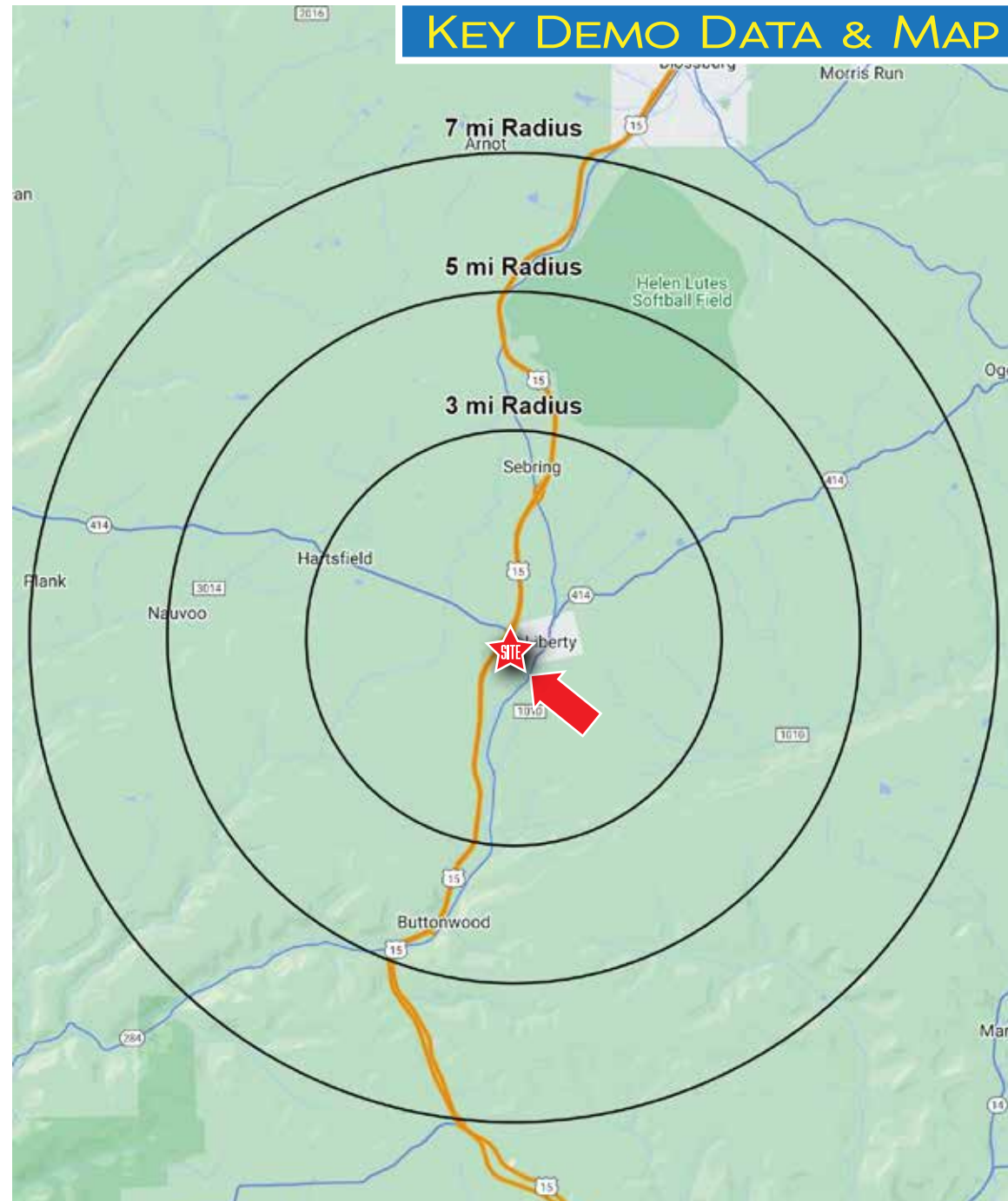
Education

High School Graduate	50%	49.8%	49.4%
Some College	13.4%	13.6%	14.2%
Bachelor Degree	12.6%	12.7%	12.9%
Graduate	7.6%	7.3%	6.9%

Traffic Counts: Route 414: 3,129 VPD · Route 15: 13,023 VOD

Data Source: Sites USA REGIS™ 2024

KEY DEMO DATA & MAP



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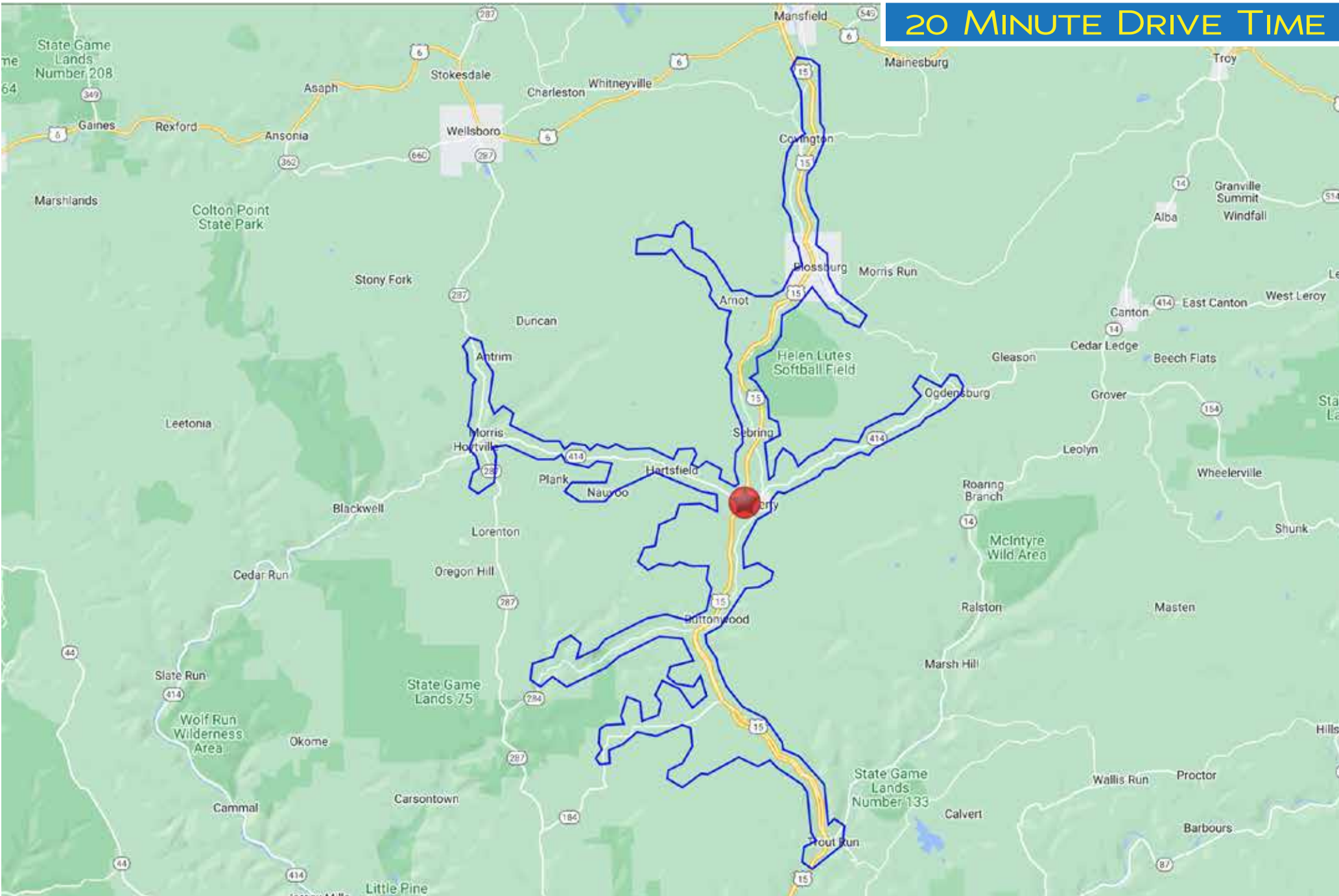
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20 MINUTE DRIVE TIME



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LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

SITE PLAN

